

## DESIGN CODE COMPLIANCE STATEMENT FOR PHASE 5 HEYFORD PARK

### DESIGN CODE (VERSION 5.2)

This Reserved Matters Application has been prepared taking into account the approved Design Code for the Heyford site (Version 5.2). The RMA for Phase 5 falls within Character Area CA8, Core Housing Estate.

It is noted that there are no listed buildings within this area of the site or any significant buildings present. The existing building on site is proposed for demolition.

Taking each of the Code categories in turn as summarised on Page 103 of the Code.

#### 1. Urban Form

The layout is arranged utilising a strong perimeter block form with an emphasis on formal streets. The dwellings are oriented to provide clear distinction between frontage onto the streets and the area of open space to the south. Private realm is clearly defined by the orientation of the dwellings. The streets have been designed to provide a mixture of informal and formal character with small housing squares creating a sense of place. The dwellings orientated to front onto the street pattern and public realm.

#### 2. Building Typology

The proposal comprises of a mixture of semi-detached and terraced blocks. The dwellings have been arranged in small groups around the street pattern and focal points created by a change of horizontal alignment within the street.

#### 3. Density

A mixture of two and three bedroom dwellings are proposed, this includes a percentage of affordable housing. The density will be slightly higher than the maximum recommended in the design code for this area of 30 / 35 dwellings per ha, however variance is allowed for in the Design Code.

#### 4. Building Lines

The dwellings are to be set back over 22m from the bungalows to the east to ensure privacy as noted in the Design Code framework plan (page 105). Typical building line frontage to the streets will vary dependant on the orientation of the parking, i.e. frontage, side or rear.

## 5. Height and Enclosure

The design code indicates this area is suitable for two and two and half storey dwellings, the development proposal is for a maximum 2 storey in height so as not to over dominate the single storey bungalows to the east.

Enclosure will be created by utilising screen walls in key locations, with 1800mm close boarded fencing to the rear and side boundaries.

The layout has been design to accommodate a cat and dog proof fence to the northern boundary in compliance with the design code frame work plan on page 105.

## 6. Roof Scape

Eaves and ridge lines will typically be consistent throughout the site in terms of height but some variation will be achieved within the street pattern and by specifically designed corner dwellings.

No dwelling in this phase shall include dormer windows in the roofslope.

## 7. Scale and Proportions

The angular form for the layout and the use of two and three bedroom semi / terrace properties encourages asymmetric building form. It is considered that the plots size and scale is in proportion with the surrounding context. .

## 8. Building Detail

The proposal will reflect the character of this part of the site by applying simple elevation details. The dwellings are designed to ensure that windows to habitable rooms front onto the streets and public realm and to encourage natural surveillance onto the parking courts. Blank gables have been avoided by providing secondary windows onto the street and the use of bespoke corner house types.

Porches will be provided in the form of both pitch and flat roof variation.

## 9. Building Materials

As per the design code it is intended to utilise typically red bricks and grey roof tiles and an element of cream render to some dwellings in specific locations.

#### 10. Landscape Design

The proposed layout allows for new trees and shrub planting and landscaping to break up the parking areas. However, full landscaping details do not form part of this application and shall be provided at a later date. Assessment of compliance of the landscaping with the Design Code shall be made upon their confirmation and submission for determination.

The landscaping details shall include the two areas of open space to the North West and South of the site. The only variation from the Design Code is to provide access to the site from Soden Road.

Trees within the open space areas will be retained. But in discussion with the landscape officer it is intended to remove the existing trees to the Eastern and Southern boundaries. New tree planting shall be provided as part of the overall landscaping of the site.

#### 11. Parking

The layout allows for a minimum of two parking spaces for each dwelling in the form of plot frontage / side parking. Some plots have been provided with garages with a minimum internal size of 6m x 3m as per the Design Code. Parking will be predominantly within the plot curtilage.